149.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,500 / 782,500
					USE VALUE:	782,500 / 782,500
					ASSESSED:	782,500 / 782,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEIN ANDREW
Owner 2:	FERA ERIN
Owner 3:	
Street 1:	34 BENJAMIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILVA DENISE A -
Owner 2:	-
Street 1:	34 BENJAMIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,433 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1621 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6433.000	353,400		429,100	782,500
Total Card	0.148	353,400		429,100	782,500
Total Parcel	0.148	353,400		429,100	782,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.73 | /Parcel: 482.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98254

GIS Ref

GIS Ref

Insp Date 04/03/09

!11659!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,400	0	6,433.	429,100	782,500	782,500	Year End Roll	12/18/2019
2019	101	FV	263,500	0	6,433.	429,100	692,600	692,600	Year End Roll	1/3/2019
2018	101	FV	218,800	0	6,433.	380,100	598,900	598,900	Year End Roll	12/20/2017
2017	101	FV	218,800	0	6,433.	318,800	537,600	537,600	Year End Roll	1/3/2017
2016	101	FV	218,800	0	6,433.	318,800	537,600	537,600	Year End	1/4/2016
2015	101	FV	206,500	0	6,433.	275,800	482,300	482,300	Year End Roll	12/11/2014
2014	101	FV	206,500	0	6,433.	266,700	473,200	473,200	Year End Roll	12/16/2013
2013	101	FV	206,500	0	6,433.	253,800	460,300	460,300		12/13/2012

PRINT

Date	Time
12/11/20	01:48:09

LAST REV

Date	Time
02/11/20	15:13:37
apro	
11659	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA DENISE A,	72839-111	1	6/27/2019		765,000	No	No		
HOLMES JOHN K,	70118-404		10/23/2017		758,000	No	No		
WAMBOLT WILLIAM	69543-304		6/30/2017	Change>Sale	615,000	No	No		
WAMBOLT WILLIAM	32357-174		1/12/2001	Family	10	No	No		
	13092-173		11/12/1976		42,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	1397	Redo Kit	8,000	C				
1/13/2015	29	Re-Roof	11,950					Strip and re-roof.
11/16/1995	657	Manual	1,000					REPAIR SILL

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2018	SQ Returned	MM	Mary M
2/1/2018	Mail Update	EMK	Ellen K
5/19/2015	Permit Insp	PC	PHIL C
4/3/2009	Inspected	189	PATRIOT
12/23/2008	Measured	372	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/17/1999	Measured	263	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6433		Sq. Ft.	Site		0	70.	0.95	8									429,091						429,100	

Total AC/HA: 0.14768 | Total SF/SM: 6433 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,091 | Spl Credit | Total: 429,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29774833
Const Adj.:	0.98990101
Adj $ / SQ:	160.580
Other Features:	87300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396160
Depreciation:	42785
Depreciated Total:	353375

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

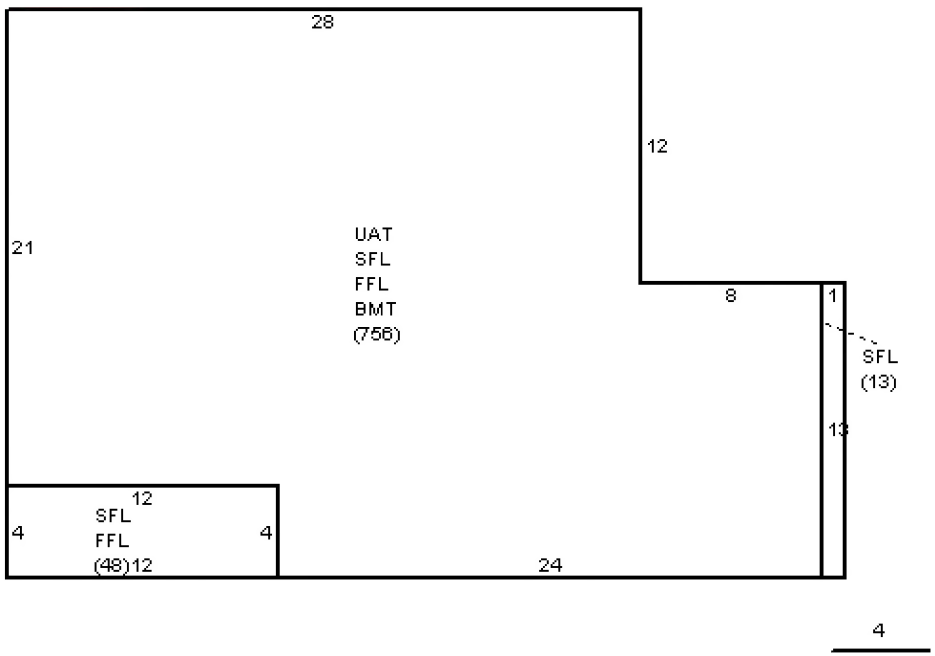
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.58
Special Features:	0	Val/Su Net:	137.72
Final Total:	353400	Val/Su SzAd	218.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	817	160.580	131,194
FFL	First Floor	804	160.580	129,107
BMT	Basement	756	48.170	36,420
UAT	Upper Attic	189	64.230	12,140

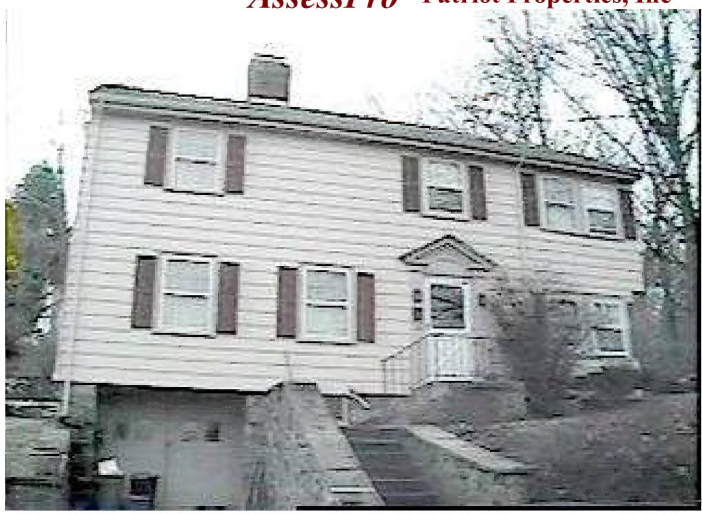
Net Sketched Area:	2,566	Total:	308,861
Size Ad	1621	Gross Are	3133	FinArea	1621
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	